

# Annual Urban Renewal Report, Fiscal Year 2015 - 2016

## Levy Authority Summary

Local Government Name: COUNCIL BLUFFS  
Local Government Number: 78G732

| Active Urban Renewal Areas                        | U.R.<br># | # of Tif<br>Taxing<br>Districts |
|---|-----------|---------------------------------|
| COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL   | 78001     | 2                               |
| COUNCIL BLUFFS WEST BROADWAY 1987 URBAN RENEWAL   | 78029     | 1                               |
| COUNCIL BLUFFS MARCC 2000 URBAN RENEWAL           | 78030     | 3                               |
| COUNCIL BLUFFS MARKET PLACE URBAN RENEWAL         | 78045     | 1                               |
| COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL        | 78046     | 3                               |
| COUNCIL BLUFFS HAWKEYE HEIGHTS URBAN RENEWAL      | 78047     | 1                               |
| COUNCIL BLUFFS SOUTH MAIN URBAN RENEWAL           | 78048     | 1                               |
| COUNCIL BLUFFS OLD AIRPORT URBAN RENEWAL          | 78049     | 2                               |
| COUNCIL BLUFFS FRANKLIN AVE URBAN RENEWAL         | 78052     | 1                               |
| COUNCIL BLUFFS 2013 BLUFFS NORTHWAY URBAN RENEWAL | 78053     | 1                               |
| COUNCIL BLUFFS BLUFFS VISION URBAN RENEWAL        | 78054     | 0                               |

**TIF Debt Outstanding: 36,857,004**

|   |               |          |   |
|---|---------------|----------|---|
| <b>TIF Sp. Rev. Fund Cash Balance<br/>as of 07-01-2015:</b> | <b>87,118</b> | <b>0</b> | <b>Amount of 07-01-2015 Cash Balance<br/>Restricted for LMI</b> |
|---|---------------|----------|---|

|                                 |                  |
|---------------------------------|------------------|
| TIF Revenue:                    | 4,845,542        |
| TIF Sp. Revenue Fund Interest:  | 0                |
| Property Tax Replacement Claims | 0                |
| Asset Sales & Loan Repayments:  | 0                |
| <b>Total Revenue:</b>           | <b>4,845,542</b> |

|                               |                  |
|-------------------------------|------------------|
| Rebate Expenditures:          | 3,240,899        |
| Non-Rebate Expenditures:      | 1,668,245        |
| Returned to County Treasurer: | 0                |
| <b>Total Expenditures:</b>    | <b>4,909,144</b> |

|   |               |          |   |
|---|---------------|----------|---|
| <b>TIF Sp. Rev. Fund Cash Balance<br/>as of 06-30-2016:</b> | <b>23,516</b> | <b>0</b> | <b>Amount of 06-30-2016 Cash Balance<br/>Restricted for LMI</b> |
|---|---------------|----------|---|

**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance: 31,924,344**

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**Urban Renewal Area Data Collection**

Local Government Name: COUNCIL BLUFFS (78G732)  
 Urban Renewal Area: COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL  
 UR Area Number: 78001  
 UR Area Creation Date: 03/1969  
 UR Area Purpose: Removal of slum and blight

| Tax Districts within this Urban Renewal Area                                  | Base No. | Increment No. | Increment Value Used |
|---|----------|---------------|----------------------|
| COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/1983 ORIG COUNCIL BLUFFS UR TIF INCREM | 78144    | 78145         | 0                    |
| COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/1983 COUNCIL BLUFFS UR TIF INCREM      | 78147    | 78148         | 2,932,384            |

**Urban Renewal Area Value by Class - 1/1/2014 for FY 2016**

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total      | Gas/Electric Utility | Total      |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed          | 0            | 4,525,253   | 33,812,151 | 0          | 0     | -7,408   | 38,329,996 | 0                    | 38,329,996 |
| Taxable           | 0            | 2,522,084   | 30,430,974 | 0          | 0     | -7,408   | 32,945,650 | 0                    | 32,945,650 |
| Homestead Credits |              |             |            |            |       |          |            |                      | 23         |

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:** 15,325 0 **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 111,259  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 111,259**

Rebate Expenditures: 90,345  
 Non-Rebate Expenditures: 36,239  
 Returned to County Treasurer: 0  
**Total Expenditures: 126,584**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:** 0 0 **Amount of 06-30-2016 Cash Balance Restricted for LMI**

# Projects For COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL

## Former NonPareil Building

|                      |                                |
|----------------------|--------------------------------|
| Description:         | 117 Pearl Street               |
| Classification:      | Commercial - office properties |
| Physically Complete: | Yes                            |
| Payments Complete:   | No                             |

## Hughes-Irons Work

|                      |   |
|----------------------|---|
| Description:         | 149 & 153 West Broadway   |
|                      | Mixed use property (ie: a significant portion is residential and significant portion is commercial) |
| Classification:      |   |
| Physically Complete: | Yes   |
| Payments Complete:   | No  |

## 125 West Broadway LLC

|                      |   |
|----------------------|---|
| Description:         | 125 West Broadway   |
|                      | Mixed use property (ie: a significant portion is residential and significant portion is commercial) |
| Classification:      |   |
| Physically Complete: | No  |
| Payments Complete:   | No  |

## Parking lot behind the 100 block of West Broadway

|                      |  |
|----------------------|--|
| Description:         | Parking lot behind the 100 block of West Broadway      |
| Classification:      | Municipal and other publicly-owned or leased buildings |
| Physically Complete: | No   |
| Payments Complete:   | No   |

## Former NonPareil Building #2

|                      |                                |
|----------------------|--------------------------------|
| Description:         | 117 Pearl Street               |
| Classification:      | Commercial - office properties |
| Physically Complete: | Yes                            |
| Payments Complete:   | No                             |

## Major Realty, LLC (assigned to PCDC)

|                      |   |
|----------------------|---|
| Description:         | 148 West Broadway   |
|                      | Mixed use property (ie: a significant portion is residential and significant portion is commercial) |
| Classification:      |   |
| Physically Complete: | No  |
| Payments Complete:   | No  |

# Debts/Obligations For COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL

## 10 YEAR - 80% Rebate - Nonpareil Bldg

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 268,326    |
| Interest:              | 0          |
| Total:                 | 268,326    |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 11/24/2010 |
| FY of Last Payment:    | 2020       |

## 15 Yr - 85% Rebate - MAX \$625,000- Hughes Iron Bldg

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 456,653    |
| Interest:              | 0          |
| Total:                 | 456,653    |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 11/26/2011 |
| FY of Last Payment:    | 2027       |

## 15 yr 80% rebate, Max \$900,000 Sawyer Bldg

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 0          |
| Interest:              | 0          |
| Total:                 | 0          |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 08/24/2013 |
| FY of Last Payment:    | 2032       |

## 4 year internal loan

|                        |                |
|------------------------|----------------|
| Debt/Obligation Type:  | Internal Loans |
| Principal:             | 80,986         |
| Interest:              | 0              |
| Total:                 | 80,986         |
| Annual Appropriation?: | No             |
| Date Incurred:         | 07/21/2013     |
| FY of Last Payment:    | 2018           |

## 20 year internal loan

|                        |                |
|------------------------|----------------|
| Debt/Obligation Type:  | Internal Loans |
| Principal:             | 0              |
| Interest:              | 0              |
| Total:                 | 0              |
| Annual Appropriation?: | No             |

|                     |            |
|---------------------|------------|
| Date Incurred:      | 09/28/2007 |
| FY of Last Payment: | 2031       |

**2 payments, \$75,000 max Major Realty**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 0          |
| Interest:              | 0          |
| Total:                 | 0          |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 12/15/2014 |
| FY of Last Payment:    | 2018       |

## **Non-Rebates For COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL**

|                         |  |
|-------------------------|--|
| TIF Expenditure Amount: | 36,239   |
| Tied To Debt:           | 4 year internal loan                                 |
| Tied To Project:        | Parking lot behind the 100 block of<br>West Broadway |

## Rebates For COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL

### Former NonPareil Building

|                               |   |
|-------------------------------|---|
| TIF Expenditure Amount:       | 30,353  |
| Rebate Paid To:               | AMERICAN NATIONAL BANK                                  |
| Tied To Debt:                 | 15 Yr - 85% Rebate - MAX<br>\$625,000- Hughes Iron Bldg |
| Tied To Project:              | Hughes-Irons Work                                       |
| Projected Final FY of Rebate: | 2020  |

### Hughes-Irons Work

|                               |  |
|-------------------------------|--|
| TIF Expenditure Amount:       | 59,992   |
| Rebate Paid To:               | Hughes-Iron Facilities Corporation             |
| Tied To Debt:                 | 15 yr 80% rebate, Max \$900,000<br>Sawyer Bldg |
| Tied To Project:              | 125 West Broadway LLC                          |
| Projected Final FY of Rebate: | 2027   |

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### TIF Taxing District Data Collection

|                                  |   |
|----------------------------------|---|
| Local Government Name:           | COUNCIL BLUFFS (78G732)   |
| Urban Renewal Area:              | COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL (78001)         |
| TIF Taxing District Name:        | COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/1983 ORIG COUNCIL BLUFFS |
| UR TIF INCREM                    |   |
| TIF Taxing District Inc. Number: | 78145   |
| TIF Taxing District Base Year:   | 1983  |
| FY TIF Revenue First Received:   |   |
| Subject to a Statutory end date? | No  |

| UR Designation       |         |
|----------------------|---------|
| Slum                 | 03/1969 |
| Blighted             | 03/1969 |
| Economic Development | No      |

### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|-------|----------------------|-------|
| Assessed          | 0            | 0           | 0          | 0          | 0     | 0        | 0     | 0                    | 0     |
| Taxable           | 0            | 0           | 0          | 0          | 0     | 0        | 0     | 0                    | 0     |
| Homestead Credits |              |             |            |            |       |          |       |                      | 0     |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2016 | 1,688,134         | 0                   | 0              | 0                  | 0                          |

FY 2016 TIF Revenue Received: 0

### TIF Taxing District Data Collection

|                                  |   |
|----------------------------------|---|
| Local Government Name:           | COUNCIL BLUFFS (78G732)   |
| Urban Renewal Area:              | COUNCIL BLUFFS ORIGINAL 1983 MALL URBAN RENEWAL (78001)           |
| TIF Taxing District Name:        | COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/1983 COUNCIL BLUFFS UR TIF |
| INCREM                           |   |
| TIF Taxing District Inc. Number: | 78148   |
| TIF Taxing District Base Year:   | 1983  |
| FY TIF Revenue First Received:   | 1985  |
| Subject to a Statutory end date? | No  |

| UR Designation       |         |
|----------------------|---------|
| Slum                 | 03/1969 |
| Blighted             | 03/1969 |
| Economic Development | No      |

### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total      | Gas/Electric Utility | Total      |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed          | 0            | 4,525,253   | 33,812,151 | 0          | 0     | -7,408   | 38,329,996 | 0                    | 38,329,996 |
| Taxable           | 0            | 2,522,084   | 30,430,974 | 0          | 0     | -7,408   | 32,945,650 | 0                    | 32,945,650 |
| Homestead Credits |              |             |            |            |       |          |            |                      | 23         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2016 | 20,116,497        | 18,220,907          | 2,932,384      | 15,288,523         | 580,071                    |

FY 2016 TIF Revenue Received: 111,259



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## Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)  
 Urban Renewal Area: COUNCIL BLUFFS WEST BROADWAY 1987 URBAN RENEWAL  
 UR Area Number: 78029  
 UR Area Creation Date: 10/1987  
 UR Area Purpose: Removal of slum and blight

## Tax Districts within this Urban Renewal Area

|  | Base No. | Increment No. | Increment Value Used |
|--|----------|---------------|----------------------|
| COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/1987 COUNCIL BLUFFS WEST BROADWAY UR TIF INCREM | 78149    | 78150         | 10,634,749           |

## Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total      | Gas/Electric Utility | Total      |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed          | 0            | 3,230,280   | 62,028,583 | 0          | 0     | -14,816  | 65,244,047 | 0                    | 65,244,047 |
| Taxable           | 0            | 1,800,344   | 55,825,778 | 0          | 0     | -14,816  | 57,611,306 | 0                    | 57,611,306 |
| Homestead Credits |              |             |            |            |       |          |            |                      | 23         |

|   |               |          |   |
|---|---------------|----------|---|
| <b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:</b> | <b>67,481</b> | <b>0</b> | <b>Amount of 07-01-2015 Cash Balance Restricted for LMI</b> |
|---|---------------|----------|---|

|                                 |                |
|---------------------------------|----------------|
| TIF Revenue:                    | 403,379        |
| TIF Sp. Revenue Fund Interest:  | 0              |
| Property Tax Replacement Claims | 0              |
| Asset Sales & Loan Repayments:  | 0              |
| <b>Total Revenue:</b>           | <b>403,379</b> |

|                               |                |
|-------------------------------|----------------|
| Rebate Expenditures:          | 0              |
| Non-Rebate Expenditures:      | 470,860        |
| Returned to County Treasurer: | 0              |
| <b>Total Expenditures:</b>    | <b>470,860</b> |

|   |          |          |   |
|---|----------|----------|---|
| <b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:</b> | <b>0</b> | <b>0</b> | <b>Amount of 06-30-2016 Cash Balance Restricted for LMI</b> |
|---|----------|----------|---|

# Projects For COUNCIL BLUFFS WEST BROADWAY 1987 URBAN RENEWAL

## West Broadway Site Development

|                      |  |
|----------------------|--|
| Description:         | 34th Street-MEK (acquisition & demolition) |
| Classification:      | Acquisition of property                    |
| Physically Complete: | Yes  |
| Payments Complete:   | No   |

## Bunge Property

|                      |   |
|----------------------|---|
| Description:         | Site acquisition & demolition of Bunge Properties |
| Classification:      | Acquisition of property                           |
| Physically Complete: | No  |
| Payments Complete:   | No  |

## 3141 & 3143 West Broadway (Phillips)

|                      |  |
|----------------------|--|
| Description:         | Site acquisition & demolition of the Phillips property |
| Classification:      | Acquisition of property                                |
| Physically Complete: | No   |
| Payments Complete:   | No   |

## 3317 West Broadway (Razzle Dazzle)

|                      |  |
|----------------------|--|
| Description:         | Site acquisition & demolition of the Razzle Dazzle |
| Classification:      | Acquisition of property                            |
| Physically Complete: | No   |
| Payments Complete:   | No   |

## 3341 West Broadway (Paul's bike Shop)

|                      |   |
|----------------------|---|
| Description:         | Site acquisition & demolition of Paul's Bike Shop |
| Classification:      | Acquisition of property                           |
| Physically Complete: | No  |
| Payments Complete:   | No  |

## DD West Broadway LLC (22nd & Broadway)

|                      |                     |
|----------------------|---------------------|
| Description:         | Rebate TIF          |
| Classification:      | Commercial - retail |
| Physically Complete: | No                  |
| Payments Complete:   | No                  |

## Debts/Obligations For COUNCIL BLUFFS WEST BROADWAY 1987 URBAN RENEWAL

### DD West Broadway LLC (22nd & Broadway)

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 0          |
| Interest:              | 0          |
| Total:                 | 0          |
| Annual Appropriation?: | No         |
| Date Incurred:         | 04/07/2014 |
| FY of Last Payment:    | 2026       |

### Bunge property

|                        |                             |
|------------------------|-----------------------------|
| Debt/Obligation Type:  | Gen. Obligation Bonds/Notes |
| Principal:             | 3,407,282                   |
| Interest:              | 0                           |
| Total:                 | 3,407,282                   |
| Annual Appropriation?: | Yes                         |
| Date Incurred:         | 01/01/2012                  |
| FY of Last Payment:    | 2022                        |

### Internal loan - Bunge Property

|                        |                |
|------------------------|----------------|
| Debt/Obligation Type:  | Internal Loans |
| Principal:             | 0              |
| Interest:              | 0              |
| Total:                 | 0              |
| Annual Appropriation?: | No             |
| Date Incurred:         | 11/18/2013     |
| FY of Last Payment:    | 2020           |

## **Non-Rebates For COUNCIL BLUFFS WEST BROADWAY 1987 URBAN RENEWAL**

|                         |                |
|-------------------------|----------------|
| TIF Expenditure Amount: | 470,860        |
| Tied To Debt:           | Bunge property |
| Tied To Project:        | Bunge Property |

## TIF Taxing District Data Collection

|                                  |  |
|----------------------------------|--|
| Local Government Name:           | COUNCIL BLUFFS (78G732)  |
| Urban Renewal Area:              | COUNCIL BLUFFS WEST BROADWAY 1987 URBAN RENEWAL (78029)                                |
| TIF Taxing District Name:        | COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/1987 COUNCIL BLUFFS WEST BROADWAY UR TIF INCREM |
| TIF Taxing District Inc. Number: | 78150  |
| TIF Taxing District Base Year:   | 1987   |
| FY TIF Revenue First Received:   | 2005   |
| Subject to a Statutory end date? | No   |

|                      | UR Designation |
|----------------------|----------------|
| Slum                 | 10/1987        |
| Blighted             | 10/1987        |
| Economic Development | No             |

## TIF Taxing District Value by Class - 1/1/2014 for FY 2016

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total      | Gas/Electric Utility | Total      |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed          | 0            | 3,230,280   | 62,028,583 | 0          | 0     | -14,816  | 65,244,047 | 0                    | 65,244,047 |
| Taxable           | 0            | 1,800,344   | 55,825,778 | 0          | 0     | -14,816  | 57,611,306 | 0                    | 57,611,306 |
| Homestead Credits |              |             |            |            |       |          |            |                      | 23         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2016 | 35,494,586        | 29,764,277          | 10,634,749     | 19,129,528         | 725,805                    |

FY 2016 TIF Revenue Received: 403,379

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## Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)  
 Urban Renewal Area: COUNCIL BLUFFS MARCC 2000 URBAN RENEWAL  
 UR Area Number: 78030  
 UR Area Creation Date: 05/2001  
 UR Area Purpose: Economic development

| Tax Districts within this Urban Renewal Area   | Base No. | Increment No. | Increment Value Used |
|--|----------|---------------|----------------------|
| COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2000 COUNCIL BLUFFS MARCC UR TIF INCREM         | 78252    | 78253         | 41,265,842           |
| COUNCIL BLUFFS CITY AG/COUNCIL BLUFFS SCH/2000 COUNCIL BLUFFS MARCC UR TIF INCREM      | 78254    | 78255         | 0                    |
| COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2000 COUNCIL BLUFFS MARCC AMENDED UR TIF INCREM | 78305    | 78306         | 0                    |

## Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total      | Gas/Electric Utility | Total      |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed          | 0            | 0           | 50,107,058 | 0          | 0     | 0        | 50,107,058 | 0                    | 50,107,058 |
| Taxable           | 0            | 0           | 45,096,353 | 0          | 0     | 0        | 45,096,353 | 0                    | 45,096,353 |
| Homestead Credits |              |             |            |            |       |          |            |                      | 0          |

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:** 0 0 **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 1,565,690  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 1,565,690**

Rebate Expenditures: 1,560,623  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 1,560,623**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:** 5,067 0 **Amount of 06-30-2016 Cash Balance Restricted for LMI**

## Projects For COUNCIL BLUFFS MARCC 2000 URBAN RENEWAL

### BASS PRO DEVELOPMENT

|                      |                        |
|----------------------|------------------------|
| Description:         | BASS PRO RETAIL CENTER |
| Classification:      | Commercial - retail    |
| Physically Complete: | Yes                    |
| Payments Complete:   | No                     |

### BASS PRO DEVELOPMENT

|                      |                        |
|----------------------|------------------------|
| Description:         | BASS PRO RETAIL CENTER |
| Classification:      | Commercial - retail    |
| Physically Complete: | Yes                    |
| Payments Complete:   | No                     |

## Debts/Obligations For COUNCIL BLUFFS MARCC 2000 URBAN RENEWAL

### BASS PRO DEVELOPMENT

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 6,299,665  |
| Interest:              | 0          |
| Total:                 | 6,299,665  |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 06/29/2007 |
| FY of Last Payment:    | 2022       |

### MAC CENTER DEVELOPMENT

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 5,473,172  |
| Interest:              | 0          |
| Total:                 | 5,473,172  |
| Annual Appropriation?: | No         |
| Date Incurred:         | 11/19/2005 |
| FY of Last Payment:    | 2016       |



## **Rebates For COUNCIL BLUFFS MARCC 2000 URBAN RENEWAL**

### **MIDAMERICAN CENTER 1 ARENA WAY**

|                               |                      |
|-------------------------------|----------------------|
| TIF Expenditure Amount:       | 773,165              |
| Rebate Paid To:               | IOWA WEST FOUNDATION |
| Tied To Debt:                 | BASS PRO DEVELOPMENT |
| Tied To Project:              | BASS PRO DEVELOPMENT |
| Projected Final FY of Rebate: | 2016                 |

### **2901 BASS PRO DRIVE**

|                               |                      |
|-------------------------------|----------------------|
| TIF Expenditure Amount:       | 787,458              |
| Rebate Paid To:               | BASS PRO TRUSTEE     |
| Tied To Debt:                 | BASS PRO DEVELOPMENT |
| Tied To Project:              | BASS PRO DEVELOPMENT |
| Projected Final FY of Rebate: | 2022                 |

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## TIF Taxing District Data Collection

|  |  |
|--|--|
| Local Government Name:                                 | COUNCIL BLUFFS (78G732)                                    |
| Urban Renewal Area:                                    | COUNCIL BLUFFS MARCC 2000 URBAN RENEWAL (78030)            |
| TIF Taxing District Name:                              | COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2000 COUNCIL BLUFFS |
| MARCC UR TIF INCREM                                    |  |
| TIF Taxing District Inc. Number:                       | 78253  |
| TIF Taxing District Base Year:                         | 2000   |
| FY TIF Revenue First Received:                         | 2005   |
| Subject to a Statutory end date?                       | Yes  |
| Fiscal year this TIF Taxing District statutorily ends: | 2022   |

|                      | UR Designation |
|----------------------|----------------|
| Slum                 | No             |
| Blighted             | No             |
| Economic Development | 05/2001        |

## TIF Taxing District Value by Class - 1/1/2014 for FY 2016

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total      | Gas/Electric Utility | Total      |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed          | 0            | 0           | 50,107,058 | 0          | 0     | 0        | 50,107,058 | 0                    | 50,107,058 |
| Taxable           | 0            | 0           | 45,096,353 | 0          | 0     | 0        | 45,096,353 | 0                    | 45,096,353 |
| Homestead Credits |              |             |            |            |       |          |            |                      | 0          |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2016 | 1,614,045         | 45,096,353          | 41,265,842     | 3,830,511          | 145,336                    |

FY 2016 TIF Revenue Received: 1,565,690

## TIF Taxing District Data Collection

|  |   |
|--|---|
| Local Government Name:                                 | COUNCIL BLUFFS (78G732)                                       |
| Urban Renewal Area:                                    | COUNCIL BLUFFS MARCC 2000 URBAN RENEWAL (78030)               |
| TIF Taxing District Name:                              | COUNCIL BLUFFS CITY AG/COUNCIL BLUFFS SCH/2000 COUNCIL BLUFFS |
| MARCC UR TIF INCREM                                    |   |
| TIF Taxing District Inc. Number:                       | 78255   |
| TIF Taxing District Base Year:                         | 2000  |
| FY TIF Revenue First Received:                         |   |
| Subject to a Statutory end date?                       | Yes   |
| Fiscal year this TIF Taxing District statutorily ends: | 2022  |

|                      | UR Designation |
|----------------------|----------------|
| Slum                 | No             |
| Blighted             | No             |
| Economic Development | 05/2001        |

## TIF Taxing District Value by Class - 1/1/2014 for FY 2016

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|-------|----------------------|-------|
| Assessed          | 0            | 0           | 0          | 0          | 0     | 0        | 0     | 0                    | 0     |
| Taxable           | 0            | 0           | 0          | 0          | 0     | 0        | 0     | 0                    | 0     |
| Homestead Credits |              |             |            |            |       |          |       |                      | 0     |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2016 | 1,313             | 0                   | 0              | 0                  | 0                          |

FY 2016 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)  
 Urban Renewal Area: COUNCIL BLUFFS MARCC 2000 URBAN RENEWAL (78030)  
 TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2000 COUNCIL BLUFFS  
 MARCC AMENDED UR TIF INCREM  
 TIF Taxing District Inc. Number: 78306  
 TIF Taxing District Base Year: 2005  
 FY TIF Revenue First Received: 2006  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District  
 statutorily ends: 2022

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | No      |
| Economic Development | 05/2001 |

## TIF Taxing District Value by Class - 1/1/2014 for FY 2016

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|-------|----------------------|-------|
| Assessed          | 0            | 0           | 0          | 0          | 0     | 0        | 0     | 0                    | 0     |
| Taxable           | 0            | 0           | 0          | 0          | 0     | 0        | 0     | 0                    | 0     |
| Homestead Credits |              |             |            |            |       |          |       |                      | 0     |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2016 | 26,000,000        | 0                   | 0              | 0                  | 0                          |

FY 2016 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

**Urban Renewal Area Data Collection**

Local Government Name: COUNCIL BLUFFS (78G732)  
 Urban Renewal Area: COUNCIL BLUFFS MARKET PLACE URBAN RENEWAL  
 UR Area Number: 78045  
 UR Area Creation Date: 04/2007  
 UR Area Purpose: Economic development

**Tax Districts within this Urban Renewal Area**

|  | Base No. | Increment No. | Increment Value Used |
|--|----------|---------------|----------------------|
| CO BLUFFS CITY/LEWIS CENTRAL SCH/2007 COUNCIL BLUFFS MARKETPLACE UR TIF INCREM | 78319    | 78320         | 18,104,550           |

**Urban Renewal Area Value by Class - 1/1/2014 for FY 2016**

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total      | Gas/Electric Utility | Total      |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed          | 0            | 0           | 24,132,418 | 0          | 0     | 0        | 24,132,418 | 0                    | 24,132,418 |
| Taxable           | 0            | 0           | 21,719,175 | 0          | 0     | 0        | 21,719,175 | 0                    | 21,719,175 |
| Homestead Credits |              |             |            |            |       |          |            |                      | 0          |

|   |          |          |   |
|---|----------|----------|---|
| <b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:</b> | <b>0</b> | <b>0</b> | <b>Amount of 07-01-2015 Cash Balance Restricted for LMI</b> |
|---|----------|----------|---|

|                                 |                |
|---------------------------------|----------------|
| TIF Revenue:                    | 598,408        |
| TIF Sp. Revenue Fund Interest:  | 0              |
| Property Tax Replacement Claims | 0              |
| Asset Sales & Loan Repayments:  | 0              |
| <b>Total Revenue:</b>           | <b>598,408</b> |

|                               |                |
|-------------------------------|----------------|
| Rebate Expenditures:          | 17,033         |
| Non-Rebate Expenditures:      | 581,375        |
| Returned to County Treasurer: | 0              |
| <b>Total Expenditures:</b>    | <b>598,408</b> |

|   |          |          |   |
|---|----------|----------|---|
| <b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:</b> | <b>0</b> | <b>0</b> | <b>Amount of 06-30-2016 Cash Balance Restricted for LMI</b> |
|---|----------|----------|---|

## Projects For COUNCIL BLUFFS MARKET PLACE URBAN RENEWAL

### Legacy Council Bluffs Marketplace, LLC

|                      |                     |
|----------------------|---------------------|
| Description:         | Rebate TIF          |
| Classification:      | Commercial - retail |
| Physically Complete: | No                  |
| Payments Complete:   | No                  |

## Debts/Obligations For COUNCIL BLUFFS MARKET PLACE URBAN RENEWAL

**60% rebate for FY13-14, 90% rebate thereafter, maximum \$8.75 million**

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 1,579,501  |
| Interest:              | 0          |
| Total:                 | 1,579,501  |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 08/24/2013 |
| FY of Last Payment:    | 2029       |

### Iowa Finance Authority Economic Dev Bonds

|                        |                         |
|------------------------|-------------------------|
| Debt/Obligation Type:  | TIF Revenue Bonds/Notes |
| Principal:             | 5,950,000               |
| Interest:              | 3,342,546               |
| Total:                 | 9,292,546               |
| Annual Appropriation?: | Yes                     |
| Date Incurred:         | 05/20/2015              |
| FY of Last Payment:    | 2029                    |

## **Non-Rebates For COUNCIL BLUFFS MARKET PLACE URBAN RENEWAL**

|                         |  |
|-------------------------|--|
| TIF Expenditure Amount: | 581,375                                      |
| Tied To Debt:           | Iowa Finance Authority Economic<br>Dev Bonds |
| Tied To Project:        | Legacy Council Bluffs<br>Marketplace, LLC    |

## Rebates For COUNCIL BLUFFS MARKET PLACE URBAN RENEWAL

### 3271 MARKETPLACE DRIVE

|                               |   |
|-------------------------------|---|
| TIF Expenditure Amount:       | 17,033  |
| Rebate Paid To:               | LEGACY COUNCIL BLUFFS<br>MARKET PLACE llc                                   |
| Tied To Debt:                 | 60% rebate for FY13-14, 90%<br>rebate thereafter, maximum \$8.75<br>million |
| Tied To Project:              | Legacy Council Bluffs<br>Marketplace, LLC                                   |
| Projected Final FY of Rebate: | 2029  |



256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2016

## TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)  
 Urban Renewal Area: COUNCIL BLUFFS MARKET PLACE URBAN RENEWAL (78045)  
 TIF Taxing District Name: CO BLUFFS CITY/LEWIS CENTRAL SCH/2007 COUNCIL BLUFFS  
 MARKETPLACE UR TIF INCREM  
 TIF Taxing District Inc. Number: 78320  
 TIF Taxing District Base Year: 2007  
 FY TIF Revenue First Received: 2010  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District  
 statutorily ends: 2029

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | No      |
| Economic Development | 04/2007 |

## TIF Taxing District Value by Class - 1/1/2014 for FY 2016

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total      | Gas/Electric Utility | Total      |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed          | 0            | 0           | 24,132,418 | 0          | 0     | 0        | 24,132,418 | 0                    | 24,132,418 |
| Taxable           | 0            | 0           | 21,719,175 | 0          | 0     | 0        | 21,719,175 | 0                    | 21,719,175 |
| Homestead Credits |              |             |            |            |       |          |            |                      | 0          |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2016 | 37,940            | 21,719,175          | 18,104,550     | 3,614,625          | 119,474                    |

FY 2016 TIF Revenue Received: 598,408

## Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)  
 Urban Renewal Area: COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL  
 UR Area Number: 78046  
 UR Area Creation Date: 06/2003  
 UR Area Purpose: Removal of slum and blight

| Tax Districts within this Urban Renewal Area  | Base No. | Increment No. | Increment Value Used |
|---|----------|---------------|----------------------|
| COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2006 COUNCIL BLUFFS PLAYLAND PARK UR TIF INCREM          | 78315    | 78316         | 9,299,963            |
| COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2010 COUNCIL BLUFFS PLAYLAND PARK AMEND UR TIF INCREM    | 78331    | 78332         | 0                    |
| COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2013 COUNCIL BLUFFS PLAYLAND PARK AMEND #3 UR TIF INCREM | 78347    | 78348         | 0                    |

## Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total      | Gas/Electric Utility | Total      |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed          | 0            | 0           | 11,700,000 | 0          | 0     | 0        | 11,700,000 | 0                    | 11,700,000 |
| Taxable           | 0            | 0           | 10,530,000 | 0          | 0     | 0        | 10,530,000 | 0                    | 10,530,000 |
| Homestead Credits |              |             |            |            |       |          |            |                      | 0          |

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:** 0 0 **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 352,856  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 352,856**

Rebate Expenditures: 235,665  
 Non-Rebate Expenditures: 107,056  
 Returned to County Treasurer: 0  
**Total Expenditures: 342,721**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:** 10,135 0 **Amount of 06-30-2016 Cash Balance Restricted for LMI**

## Projects For COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL

### Riverfront Apartments

|                      |  |
|----------------------|--|
| Description:         | Rebate TIF   |
| Classification:      | Commercial - apartment/condos (residential use, classified commercial) |
| Physically Complete: | Yes  |
| Payments Complete:   | No   |

### Playland Park Property Acquisition

|                      |   |
|----------------------|---|
| Description:         | Acquisition and demolition of blighted properties |
| Classification:      | Acquisition of property                           |
| Physically Complete: | Yes   |
| Payments Complete:   | No  |

### Playland Park Infrastructure

|                      |  |
|----------------------|--|
| Description:         | Construction of municipal infrastructure                 |
| Classification:      | Water treatment plants, waste treatment plants & lagoons |
| Physically Complete: | No   |
| Payments Complete:   | No   |

### HDR Planning & Design

|                      |                         |
|----------------------|-------------------------|
| Description:         | Planning & Design       |
| Classification:      | Administrative expenses |
| Physically Complete: | Yes                     |
| Payments Complete:   | Yes                     |

## Debts/Obligations For COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL

### 10 YEAR 60% REBATE

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 1,105,342  |
| Interest:              | 0          |
| Total:                 | 1,105,342  |
| Annual Appropriation?: | No         |
| Date Incurred:         | 06/29/2007 |
| FY of Last Payment:    | 2022       |

### GO BONDS 2010C

|                        |                             |
|------------------------|-----------------------------|
| Debt/Obligation Type:  | Gen. Obligation Bonds/Notes |
| Principal:             | 1,005,398                   |
| Interest:              | 228,875                     |
| Total:                 | 1,234,273                   |
| Annual Appropriation?: | No                          |
| Date Incurred:         | 07/30/2010                  |
| FY of Last Payment:    | 2025                        |

### HDR Planning & Design

|                        |                |
|------------------------|----------------|
| Debt/Obligation Type:  | Internal Loans |
| Principal:             | 0              |
| Interest:              | 0              |
| Total:                 | 0              |
| Annual Appropriation?: | No             |
| Date Incurred:         | 01/21/2014     |
| FY of Last Payment:    | 2015           |

## **Non-Rebates For COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL**

|                         |                       |
|-------------------------|-----------------------|
| TIF Expenditure Amount: | 107,056               |
| Tied To Debt:           | GO BONDS 2010C        |
| Tied To Project:        | Riverfront Apartments |

## **Rebates For COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL**

### **113 S. 38TH STREET**

|                               |                       |
|-------------------------------|-----------------------|
| TIF Expenditure Amount:       | 235,665               |
| Rebate Paid To:               | RIVER PARK APARTMENTS |
| Tied To Debt:                 | 10 YEAR 60% REBATE    |
| Tied To Project:              | Riverfront Apartments |
| Projected Final FY of Rebate: | 2019                  |

◆ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

### TIF Taxing District Data Collection

|                                  |  |
|----------------------------------|--|
| Local Government Name:           | COUNCIL BLUFFS (78G732)  |
| Urban Renewal Area:              | COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL (78046)                                     |
| TIF Taxing District Name:        | COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2006 COUNCIL BLUFFS PLAYLAND PARK UR TIF INCREM |
| TIF Taxing District Inc. Number: | 78316  |
| TIF Taxing District Base Year:   | 2006   |
| FY TIF Revenue First Received:   | 2009   |
| Subject to a Statutory end date? | No   |

|                      | UR Designation |
|----------------------|----------------|
| Slum                 | 06/2003        |
| Blighted             | 06/2003        |
| Economic Development | No             |

### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total      | Gas/Electric Utility | Total      |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed          | 0            | 0           | 11,700,000 | 0          | 0     | 0        | 11,700,000 | 0                    | 11,700,000 |
| Taxable           | 0            | 0           | 10,530,000 | 0          | 0     | 0        | 10,530,000 | 0                    | 10,530,000 |
| Homestead Credits |              |             |            |            |       |          |            |                      | 0          |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2016 | 808,462           | 10,530,000          | 9,299,963      | 1,230,037          | 46,670                     |

FY 2016 TIF Revenue Received: 352,856

### TIF Taxing District Data Collection

|                                  |  |
|----------------------------------|--|
| Local Government Name:           | COUNCIL BLUFFS (78G732)  |
| Urban Renewal Area:              | COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL (78046)   |
| TIF Taxing District Name:        | COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2010 COUNCIL BLUFFS PLAYLAND PARK AMEND UR TIF INCREM |
| TIF Taxing District Inc. Number: | 78332  |
| TIF Taxing District Base Year:   | 2010   |
| FY TIF Revenue First Received:   |  |
| Subject to a Statutory end date? | No   |

|                      | UR Designation |
|----------------------|----------------|
| Slum                 | No             |
| Blighted             | No             |
| Economic Development | No             |

### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|-------|----------------------|-------|
| Assessed          | 0            | 0           | 0          | 0          | 0     | 0        | 0     | 0                    | 0     |
| Taxable           | 0            | 0           | 0          | 0          | 0     | 0        | 0     | 0                    | 0     |
| Homestead Credits |              |             |            |            |       |          |       |                      | 0     |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2016 | 1,495             | 0                   | 0              | 0                  | 0                          |

FY 2016 TIF Revenue Received: 0



## TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)  
 Urban Renewal Area: COUNCIL BLUFFS PLAYLAND PARK URBAN RENEWAL (78046)  
 TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2013 COUNCIL BLUFFS  
 PLAYLAND PARK AMEND #3 UR TIF INCREM  
 TIF Taxing District Inc. Number: 78348

TIF Taxing District Base Year: 2013  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

| UR Designation       |    |
|----------------------|----|
| Slum                 | No |
| Blighted             | No |
| Economic Development | No |

## TIF Taxing District Value by Class - 1/1/2014 for FY 2016

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|-------|----------------------|-------|
| Assessed          | 0            | 0           | 0          | 0          | 0     | 0        | 0     | 0                    | 0     |
| Taxable           | 0            | 0           | 0          | 0          | 0     | 0        | 0     | 0                    | 0     |
| Homestead Credits |              |             |            |            |       |          |       |                      | 0     |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2016 | 91,831            | 0                   | 0              | 0                  | 0                          |

FY 2016 TIF Revenue Received: 0

# ▲ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

## Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)  
 Urban Renewal Area: COUNCIL BLUFFS HAWKEYE HEIGHTS URBAN RENEWAL  
 UR Area Number: 78047  
 UR Area Creation Date: 02/2007  
 UR Area Purpose: Economic development

## Tax Districts within this Urban Renewal Area

|  | Base No. | Increment No. | Increment Value Used |
|--|----------|---------------|----------------------|
| COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2007 COUNCIL BLUFFS HAWKEYE HEIGHTS UR TIF INCREM | 78317    | 78318         | 2,648,852            |

## Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total     | Gas/Electric Utility | Total     |
|-------------------|--------------|-------------|------------|------------|-------|----------|-----------|----------------------|-----------|
| Assessed          | 0            | 0           | 7,130,000  | 0          | 0     | 0        | 7,130,000 | 0                    | 7,130,000 |
| Taxable           | 0            | 0           | 6,417,000  | 0          | 0     | 0        | 6,417,000 | 0                    | 6,417,000 |
| Homestead Credits |              |             |            |            |       |          |           |                      | 0         |

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:**

**0**

**0**

**Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 100,502  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 100,502**

Rebate Expenditures: 100,502  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 100,502**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:**

**0**

**0**

**Amount of 06-30-2016 Cash Balance Restricted for LMI**

## Projects For COUNCIL BLUFFS HAWKEYE HEIGHTS URBAN RENEWAL

### Council Bluffs Retirement

|                      |  |
|----------------------|--|
| Description:         | Rebate TIF   |
| Classification:      | Commercial - apartment/condos (residential use, classified commercial) |
| Physically Complete: | Yes  |
| Payments Complete:   | No   |

## Debts/Obligations For COUNCIL BLUFFS HAWKEYE HEIGHTS URBAN RENEWAL

### 10 YEAR 65% YEAR I - 50% YEAR 2-10

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 0          |
| Interest:              | 0          |
| Total:                 | 0          |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 03/10/2007 |
| FY of Last Payment:    | 2019       |

## **Rebates For COUNCIL BLUFFS HAWKEYE HEIGHTS URBAN RENEWAL**

### **PRIMROSE RETIREMENT COMMUNITY**

|                               |                                       |
|-------------------------------|---------------------------------------|
| TIF Expenditure Amount:       | 100,502                               |
| Rebate Paid To:               | TSMC Management, LLC                  |
| Tied To Debt:                 | 10 YEAR 65% YEAR I - 50%<br>YEAR 2-10 |
| Tied To Project:              | Council Bluffs Retirement             |
| Projected Final FY of Rebate: | 2019                                  |

## TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)  
 Urban Renewal Area: COUNCIL BLUFFS HAWKEYE HEIGHTS URBAN RENEWAL (78047)  
 TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2007 COUNCIL BLUFFS  
 HAWKEYE HEIGHTS UR TIF INCREM  
 TIF Taxing District Inc. Number: 78318  
 TIF Taxing District Base Year: 2007  
 FY TIF Revenue First Received: 2010  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District  
 statutorily ends: 2027

|                      | UR Designation |
|----------------------|----------------|
| Slum                 | No             |
| Blighted             | No             |
| Economic Development | 02/2007        |

## TIF Taxing District Value by Class - 1/1/2014 for FY 2016

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total     | Gas/Electric Utility | Total     |
|-------------------|--------------|-------------|------------|------------|-------|----------|-----------|----------------------|-----------|
| Assessed          | 0            | 0           | 7,130,000  | 0          | 0     | 0        | 7,130,000 | 0                    | 7,130,000 |
| Taxable           | 0            | 0           | 6,417,000  | 0          | 0     | 0        | 6,417,000 | 0                    | 6,417,000 |
| Homestead Credits |              |             |            |            |       |          |           |                      | 0         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2016 | 156,234           | 6,417,000           | 2,648,852      | 3,768,148          | 142,969                    |

FY 2016 TIF Revenue Received: 100,502

♣ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

**Urban Renewal Area Data Collection**

Local Government Name: COUNCIL BLUFFS (78G732)  
 Urban Renewal Area: COUNCIL BLUFFS SOUTH MAIN URBAN RENEWAL  
 UR Area Number: 78048

UR Area Creation Date: 06/1998

UR Area Purpose: Slum and blight

**Tax Districts within this Urban Renewal Area**

|   | Base No. | Increment No. | Increment Value Used |
|---|----------|---------------|----------------------|
| COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2007 COUNCIL BLUFFS SOUTH MAIN UR TIF INCREM | 78321    | 78322         | 3,461,867            |

**Urban Renewal Area Value by Class - 1/1/2014 for FY 2016**

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total      | Gas/Electric Utility | Total      |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed          | 0            | 4,587,628   | 12,638,293 | 18,043,375 | 0     | -9,260   | 35,260,036 | 0                    | 35,260,036 |
| Taxable           | 0            | 2,556,846   | 11,374,485 | 16,239,038 | 0     | -9,260   | 30,161,109 | 0                    | 30,161,109 |
| Homestead Credits |              |             |            |            |       |          |            |                      | 30         |

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:** **4,312** **0** **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 131,273  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 131,273**

Rebate Expenditures: 59,288  
 Non-Rebate Expenditures: 70,000  
 Returned to County Treasurer: 0  
**Total Expenditures: 129,288**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:** **6,297** **0** **Amount of 06-30-2016 Cash Balance Restricted for LMI**

## Projects For COUNCIL BLUFFS SOUTH MAIN URBAN RENEWAL

### Prime Square

|                      |                                 |
|----------------------|---------------------------------|
| Description:         | Rebate TIF                      |
| Classification:      | Low and Moderate Income Housing |
| Physically Complete: | Yes                             |
| Payments Complete:   | No                              |

### 719 South Main Street

|                      |   |
|----------------------|---|
| Description:         | Rebate TIF  |
| Classification:      | Mixed use property (ie: a significant portion is residential and significant portion is commercial) |
| Physically Complete: | No  |
| Payments Complete:   | No  |



## Debts/Obligations For COUNCIL BLUFFS SOUTH MAIN URBAN RENEWAL

### 10 YEAR 60% REBATE

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 239,295    |
| Interest:              | 0          |
| Total:                 | 239,295    |
| Annual Appropriation?: | No         |
| Date Incurred:         | 10/22/2005 |
| FY of Last Payment:    | 2019       |

### 2 payments, \$70,000 maximum

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Other Debt |
| Principal:             | 70,000     |
| Interest:              | 0          |
| Total:                 | 70,000     |
| Annual Appropriation?: | No         |
| Date Incurred:         | 08/11/2014 |
| FY of Last Payment:    | 2016       |

## Non-Rebates For COUNCIL BLUFFS SOUTH MAIN URBAN RENEWAL

|                         |                              |
|-------------------------|------------------------------|
| TIF Expenditure Amount: | 70,000                       |
| Tied To Debt:           | 2 payments, \$70,000 maximum |
| Tied To Project:        | 719 South Main Street        |

## **Rebates For COUNCIL BLUFFS SOUTH MAIN URBAN RENEWAL**

### **PRIME SQUARE SENIOR LIVING**

|                               |                    |
|-------------------------------|--------------------|
| TIF Expenditure Amount:       | 59,288             |
| Rebate Paid To:               | CBIA LLLP          |
| Tied To Debt:                 | 10 YEAR 60% REBATE |
| Tied To Project:              | Prime Square       |
| Projected Final FY of Rebate: | 2016               |

256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2016

## TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)  
 Urban Renewal Area: COUNCIL BLUFFS SOUTH MAIN URBAN RENEWAL (78048)  
 TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2007 COUNCIL BLUFFS  
 SOUTH MAIN UR TIF INCREM  
 TIF Taxing District Inc. Number: 78322  
 TIF Taxing District Base Year: 2007  
 FY TIF Revenue First Received: 2010  
 Subject to a Statutory end date? No

| UR Designation       |         |
|----------------------|---------|
| Slum                 | 06/1998 |
| Blighted             | 06/1998 |
| Economic Development | No      |

## TIF Taxing District Value by Class - 1/1/2014 for FY 2016

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total      | Gas/Electric Utility | Total      |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed          | 0            | 4,587,628   | 12,638,293 | 18,043,375 | 0     | -9,260   | 35,260,036 | 0                    | 35,260,036 |
| Taxable           | 0            | 2,556,846   | 11,374,485 | 16,239,038 | 0     | -9,260   | 30,161,109 | 0                    | 30,161,109 |
| Homestead Credits |              |             |            |            |       |          |            |                      | 30         |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2016 | 30,295,901        | 4,973,395           | 3,461,867      | 1,511,528          | 57,350                     |

FY 2016 TIF Revenue Received: 131,273

## Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)  
 Urban Renewal Area: COUNCIL BLUFFS OLD AIRPORT URBAN RENEWAL  
 UR Area Number: 78049  
 UR Area Creation Date: 02/2006  
 UR Area Purpose: Economic development

| Tax Districts within this Urban Renewal Area                                      | Base No. | Increment No. | Increment Value Used |
|---|----------|---------------|----------------------|
| CO BLUFFS CITY/LEWIS CENTRAL SCH/2007 COUNCIL BLUFFS OLD AIRPORT UR TIF INCREM    | 78323    | 78324         | 38,233,823           |
| CO BLUFFS CITY AG/LEWIS CENTRAL SCH/2007 COUNCIL BLUFFS OLD AIRPORT UR TIF INCREM | 78329    | 78330         | 0                    |

## Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total      | Gas/Electric Utility | Total      |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed          | 0            | 0           | 65,213,728 | 0          | 0     | 0        | 65,213,728 | 0                    | 65,213,728 |
| Taxable           | 0            | 0           | 58,692,355 | 0          | 0     | 0        | 58,692,355 | 0                    | 58,692,355 |
| Homestead Credits |              |             |            |            |       |          |            |                      | 0          |

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:** **0** **0** **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 1,236,607  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 1,236,607**

Rebate Expenditures: 833,892  
 Non-Rebate Expenditures: 402,715  
 Returned to County Treasurer: 0  
**Total Expenditures: 1,236,607**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:** **0** **0** **Amount of 06-30-2016 Cash Balance Restricted for LMI**

## Projects For COUNCIL BLUFFS OLD AIRPORT URBAN RENEWAL

### Metro Crossing, LLC

|                      |                     |
|----------------------|---------------------|
| Description:         | Rebate TIF          |
| Classification:      | Commercial - retail |
| Physically Complete: | Yes                 |
| Payments Complete:   | Yes                 |

## Debts/Obligations For COUNCIL BLUFFS OLD AIRPORT URBAN RENEWAL

### 10 YEAR - MAXIMUM \$7,300,000

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 833,892    |
| Interest:              | 0          |
| Total:                 | 833,892    |
| Annual Appropriation?: | No         |
| Date Incurred:         | 06/29/2007 |
| FY of Last Payment:    | 2022       |

### GO BONDS 2007B

|                        |                             |
|------------------------|-----------------------------|
| Debt/Obligation Type:  | Gen. Obligation Bonds/Notes |
| Principal:             | 0                           |
| Interest:              | 0                           |
| Total:                 | 0                           |
| Annual Appropriation?: | No                          |
| Date Incurred:         | 04/29/2007                  |
| FY of Last Payment:    | 2025                        |

### PUMP STATION OVERRUN

|                        |                |
|------------------------|----------------|
| Debt/Obligation Type:  | Internal Loans |
| Principal:             | 0              |
| Interest:              | 0              |
| Total:                 | 0              |
| Annual Appropriation?: | No             |
| Date Incurred:         | 10/25/2008     |
| FY of Last Payment:    | 2016           |



## Non-Rebates For COUNCIL BLUFFS OLD AIRPORT URBAN RENEWAL

|                         |                     |
|-------------------------|---------------------|
| TIF Expenditure Amount: | 402,715             |
| Tied To Debt:           | GO BONDS 2007B      |
| Tied To Project:        | Metro Crossing, LLC |

## **Rebates For COUNCIL BLUFFS OLD AIRPORT URBAN RENEWAL**

### **METOR CROSSING SHOPPING CENTER**

|                               |                         |
|-------------------------------|-------------------------|
| TIF Expenditure Amount:       | 833,892                 |
| Rebate Paid To:               | KIMCO METRO CROSSING LP |
| Tied To Debt:                 | 10 YEAR - MAXIMUM       |
|                               | \$7,300,000             |
| Tied To Project:              | Metro Crossing, LLC     |
| Projected Final FY of Rebate: | 2022                    |

### TIF Taxing District Data Collection

|  |  |
|--|--|
| Local Government Name:                                 | COUNCIL BLUFFS (78G732)  |
| Urban Renewal Area:                                    | COUNCIL BLUFFS OLD AIRPORT URBAN RENEWAL (78049)                 |
| TIF Taxing District Name:                              | CO BLUFFS CITY/LEWIS CENTRAL SCH/2007 COUNCIL BLUFFS OLD AIRPORT |
| UR TIF INCREM  |  |
| TIF Taxing District Inc. Number:                       | 78324  |
| TIF Taxing District Base Year:                         | 2007   |
| FY TIF Revenue First Received:                         | 2010   |
| Subject to a Statutory end date?                       | Yes  |
| Fiscal year this TIF Taxing District statutorily ends: | 2026   |

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | No      |
| Economic Development | 02/2006 |

### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total      | Gas/Electric Utility | Total      |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed          | 0            | 0           | 65,213,728 | 0          | 0     | 0        | 65,213,728 | 0                    | 65,213,728 |
| Taxable           | 0            | 0           | 58,692,355 | 0          | 0     | 0        | 58,692,355 | 0                    | 58,692,355 |
| Homestead Credits |              |             |            |            |       |          |            |                      | 0          |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2016 | 3,498,026         | 58,692,355          | 38,233,823     | 20,458,532         | 676,213                    |

FY 2016 TIF Revenue Received: 1,236,607

### TIF Taxing District Data Collection

|  |   |
|--|---|
| Local Government Name:                                 | COUNCIL BLUFFS (78G732)                                     |
| Urban Renewal Area:                                    | COUNCIL BLUFFS OLD AIRPORT URBAN RENEWAL (78049)            |
| TIF Taxing District Name:                              | CO BLUFFS CITY AG/LEWIS CENTRAL SCH/2007 COUNCIL BLUFFS OLD |
| AIRPORT UR TIF INCREM                                  |   |
| TIF Taxing District Inc. Number:                       | 78330   |
| TIF Taxing District Base Year:                         | 2007  |
| FY TIF Revenue First Received:                         |   |
| Subject to a Statutory end date?                       | Yes   |
| Fiscal year this TIF Taxing District statutorily ends: | 2026  |

| UR Designation       |         |
|----------------------|---------|
| Slum                 | No      |
| Blighted             | No      |
| Economic Development | 02/2006 |

### TIF Taxing District Value by Class - 1/1/2014 for FY 2016

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|-------|----------------------|-------|
| Assessed          | 0            | 0           | 0          | 0          | 0     | 0        | 0     | 0                    | 0     |
| Taxable           | 0            | 0           | 0          | 0          | 0     | 0        | 0     | 0                    | 0     |
| Homestead Credits |              |             |            |            |       |          |       |                      | 0     |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2016 | 819               | 0                   | 0              | 0                  | 0                          |

FY 2016 TIF Revenue Received: 0

# ▲ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

## Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)  
 Urban Renewal Area: COUNCIL BLUFFS FRANKLIN AVE URBAN RENEWAL  
 UR Area Number: 78052

UR Area Creation Date:

UR Area Purpose:

## Tax Districts within this Urban Renewal Area

|  | Base No. | Increment No. | Increment Value Used |
|--|----------|---------------|----------------------|
| COUNCIL BLUFFS CITY/LEWIS CENTRAL SCH/2013 COUNCIL BLUFFS FRANKLIN AVE UR TIF INCREM | 78339    | 78340         | 2,410,169            |

## Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total     | Gas/Electric Utility | Total     |
|-------------------|--------------|-------------|------------|------------|-------|----------|-----------|----------------------|-----------|
| Assessed          | 0            | 4,334,425   | 0          | 0          | 0     | -5,556   | 4,328,869 | 0                    | 4,328,869 |
| Taxable           | 0            | 2,415,725   | 0          | 0          | 0     | -5,556   | 2,410,169 | 0                    | 2,410,169 |
| Homestead Credits |              |             |            |            |       |          |           |                      | 10        |

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:** **0** **0** **Amount of 07-01-2015 Cash Balance Restricted for LMI**

TIF Revenue: 79,654  
 TIF Sp. Revenue Fund Interest: 0  
 Property Tax Replacement Claims: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 79,654**

Rebate Expenditures: 77,637  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 77,637**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:** **2,017** **0** **Amount of 06-30-2016 Cash Balance Restricted for LMI**

## Projects For COUNCIL BLUFFS FRANKLIN AVE URBAN RENEWAL

### CARRELL SUBDIVISION

|                      |   |
|----------------------|---|
| Description:         | REBATE TIF                                    |
| Classification:      | Residential property (classified residential) |
| Physically Complete: | No  |
| Payments Complete:   | No  |

## Debts/Obligations For COUNCIL BLUFFS FRANKLIN AVE URBAN RENEWAL

### 100% TIF, 24 SEMI ANNUAL PMT

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 1,781,985  |
| Interest:              | 0          |
| Total:                 | 1,781,985  |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 09/26/2011 |
| FY of Last Payment:    | 2027       |

## Rebates For COUNCIL BLUFFS FRANKLIN AVE URBAN RENEWAL

### FRANKLIN AVE

|                               |                                 |
|-------------------------------|---------------------------------|
| TIF Expenditure Amount:       | 77,637                          |
| Rebate Paid To:               | MCCARTHY CONSTRUCITON<br>INC    |
| Tied To Debt:                 | 100% TIF, 24 SEMI ANNUAL<br>PMT |
| Tied To Project:              | CARRELL SUBDIVISION             |
| Projected Final FY of Rebate: | 2027                            |

# ▲ Annual Urban Renewal Report, Fiscal Year 2015 - 2016

## TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)  
 Urban Renewal Area: COUNCIL BLUFFS FRANKLIN AVE URBAN RENEWAL (78052)  
 TIF Taxing District Name: COUNCIL BLUFFS CITY/LEWIS CENTRAL SCH/2013 COUNCIL BLUFFS  
 FRANKLIN AVE UR TIF INCREM  
 TIF Taxing District Inc. Number: 78340  
 TIF Taxing District Base Year: 2013  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

| UR Designation       |    |
|----------------------|----|
| Slum                 | No |
| Blighted             | No |
| Economic Development | No |

## TIF Taxing District Value by Class - 1/1/2014 for FY 2016

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total     | Gas/Electric Utility | Total     |
|-------------------|--------------|-------------|------------|------------|-------|----------|-----------|----------------------|-----------|
| Assessed          | 0            | 4,334,425   | 0          | 0          | 0     | -5,556   | 4,328,869 | 0                    | 4,328,869 |
| Taxable           | 0            | 2,415,725   | 0          | 0          | 0     | -5,556   | 2,410,169 | 0                    | 2,410,169 |
| Homestead Credits |              |             |            |            |       |          |           |                      | 10        |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2016 | 180,245           | 2,410,169           | 2,410,169      | 0                  | 0                          |

FY 2016 TIF Revenue Received: 79,654



## Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)  
 Urban Renewal Area: COUNCIL BLUFFS 2013 BLUFFS NORTHWAY URBAN RENEWAL  
 UR Area Number: 78053

UR Area Creation Date:

UR Area Purpose:

## Tax Districts within this Urban Renewal Area

|  | Base No. | Increment No. | Increment Value Used |
|--|----------|---------------|----------------------|
| COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2013 COUNCIL BLUFFS BLUFFS NORTHWAY UR TIF INCREM | 78341    | 78342         | 7,008,505            |

## Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total      | Gas/Electric Utility | Total      |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed          | 0            | 0           | 12,177,000 | 0          | 0     | 0        | 12,177,000 | 0                    | 12,177,000 |
| Taxable           | 0            | 0           | 10,959,300 | 0          | 0     | 0        | 10,959,300 | 0                    | 10,959,300 |
| Homestead Credits |              |             |            |            |       |          |            |                      | 0          |

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2015:**

0

0

**Amount of 07-01-2015 Cash Balance Restricted for LMI**

|                                 |                |
|---------------------------------|----------------|
| TIF Revenue:                    | 265,914        |
| TIF Sp. Revenue Fund Interest:  | 0              |
| Property Tax Replacement Claims | 0              |
| Asset Sales & Loan Repayments:  | 0              |
| <b>Total Revenue:</b>           | <b>265,914</b> |

|                               |                |
|-------------------------------|----------------|
| Rebate Expenditures:          | 265,914        |
| Non-Rebate Expenditures:      | 0              |
| Returned to County Treasurer: | 0              |
| <b>Total Expenditures:</b>    | <b>265,914</b> |

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2016:**

0

0

**Amount of 06-30-2016 Cash Balance Restricted for LMI**

## Projects For COUNCIL BLUFFS 2013 BLUFFS NORTHWAY URBAN RENEWAL

### BLUFFS NORTHWAY URBAN REVEWAL

|                      |                     |
|----------------------|---------------------|
| Description:         | REBATE TIF          |
| Classification:      | Commercial - retail |
| Physically Complete: | Yes                 |
| Payments Complete:   | No                  |

## Debts/Obligations For COUNCIL BLUFFS 2013 BLUFFS NORTHWAY URBAN RENEWAL

### 12 YR 100% REBATE

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 4,734,086  |
| Interest:              | 0          |
| Total:                 | 4,734,086  |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 01/17/2013 |
| FY of Last Payment:    | 2027       |

## **Rebates For COUNCIL BLUFFS 2013 BLUFFS NORTHWAY URBAN RENEWAL**

### **WALMART N. 16TH ST**

|                               |                               |
|-------------------------------|-------------------------------|
| TIF Expenditure Amount:       | 265,914                       |
| Rebate Paid To:               | WALMART REALESTATE TRUST      |
| Tied To Debt:                 | 12 YR 100% REBATE             |
| Tied To Project:              | BLUFFS NORTHWAY URBAN REVEWAL |
| Projected Final FY of Rebate: | 2027                          |

## TIF Taxing District Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)  
 Urban Renewal Area: COUNCIL BLUFFS 2013 BLUFFS NORTHWAY URBAN RENEWAL (78053)  
 TIF Taxing District Name: COUNCIL BLUFFS CITY/COUNCIL BLUFFS SCH/2013 COUNCIL BLUFFS  
 BLUFFS NORTHWAY UR TIF INCREM  
 TIF Taxing District Inc. Number: 78342  
 TIF Taxing District Base Year: 2013  
 FY TIF Revenue First Received:  
 Subject to a Statutory end date? No

| UR Designation       |    |
|----------------------|----|
| Slum                 | No |
| Blighted             | No |
| Economic Development | No |

## TIF Taxing District Value by Class - 1/1/2014 for FY 2016

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total      | Gas/Electric Utility | Total      |
|-------------------|--------------|-------------|------------|------------|-------|----------|------------|----------------------|------------|
| Assessed          | 0            | 0           | 12,177,000 | 0          | 0     | 0        | 12,177,000 | 0                    | 12,177,000 |
| Taxable           | 0            | 0           | 10,959,300 | 0          | 0     | 0        | 10,959,300 | 0                    | 10,959,300 |
| Homestead Credits |              |             |            |            |       |          |            |                      | 0          |

|                  | Frozen Base Value | Max Increment Value | Increment Used | Increment Not Used | Increment Revenue Not Used |
|------------------|-------------------|---------------------|----------------|--------------------|----------------------------|
| Fiscal Year 2016 | 5,168,495         | 7,008,505           | 7,008,505      | 0                  | 0                          |

FY 2016 TIF Revenue Received: 265,914

## Urban Renewal Area Data Collection

Local Government Name: COUNCIL BLUFFS (78G732)  
 Urban Renewal Area: COUNCIL BLUFFS BLUFFS VISION URBAN RENEWAL  
 UR Area Number: 78054  
 UR Area Creation Date: 12/2015  
 UR Area Purpose: Economic development

**Tax Districts within this Urban Renewal Area**

|  | Base<br>No. | Increment<br>No. | Increment<br>Value<br>Used |
|--|-------------|------------------|----------------------------|
|--|-------------|------------------|----------------------------|

## Urban Renewal Area Value by Class - 1/1/2014 for FY 2016

|                   | Agricultural | Residential | Commercial | Industrial | Other | Military | Total | Gas/Electric Utility | Total |
|-------------------|--------------|-------------|------------|------------|-------|----------|-------|----------------------|-------|
| Assessed          | 0            | 0           | 0          | 0          | 0     | 0        | 0     | 0                    | 0     |
| Taxable           | 0            | 0           | 0          | 0          | 0     | 0        | 0     | 0                    | 0     |
| Homestead Credits |              |             |            |            |       |          |       |                      | 0     |

|   |          |          |   |
|---|----------|----------|---|
| <b>TIF Sp. Rev. Fund Cash Balance<br/>as of 07-01-2015:</b> | <b>0</b> | <b>0</b> | <b>Amount of 07-01-2015 Cash Balance<br/>Restricted for LMI</b> |
|---|----------|----------|---|

|                                 |          |
|---------------------------------|----------|
| TIF Revenue:                    | 0        |
| TIF Sp. Revenue Fund Interest:  | 0        |
| Property Tax Replacement Claims | 0        |
| Asset Sales & Loan Repayments:  | 0        |
| <b>Total Revenue:</b>           | <b>0</b> |

|                               |          |
|-------------------------------|----------|
| Rebate Expenditures:          | 0        |
| Non-Rebate Expenditures:      | 0        |
| Returned to County Treasurer: | 0        |
| <b>Total Expenditures:</b>    | <b>0</b> |

|   |          |          |   |
|---|----------|----------|---|
| <b>TIF Sp. Rev. Fund Cash Balance<br/>as of 06-30-2016:</b> | <b>0</b> | <b>0</b> | <b>Amount of 06-30-2016 Cash Balance<br/>Restricted for LMI</b> |
|---|----------|----------|---|

## Projects For COUNCIL BLUFFS BLUFFS VISION URBAN RENEWAL

### MAC Ventures LLC

|                      |  |
|----------------------|--|
| Description:         | Fieldhouse and hotel development                                       |
| Classification:      | Recreational facilities (lake development, parks, ball fields, trails) |
| Physically Complete: | No   |
| Payments Complete:   | No   |

## Debts/Obligations For COUNCIL BLUFFS BLUFFS VISION URBAN RENEWAL

### 15 year, 90% rebate

|                        |            |
|------------------------|------------|
| Debt/Obligation Type:  | Rebates    |
| Principal:             | 0          |
| Interest:              | 0          |
| Total:                 | 0          |
| Annual Appropriation?: | Yes        |
| Date Incurred:         | 04/25/2016 |
| FY of Last Payment:    | 2036       |



256 Characters Left

Sum of Private Investment Made Within This Urban Renewal Area  
during FY 2016